

222

RALPH EUGENE SMITH, et ux,
Grantors

TO

WARRANTY DEED

BETTY LOU POHNKA and
NISHA D. COONS,
Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Ralph Eugene Smith and wife, Wanda Smith, do hereby sell, convey and warrant unto Betty Lou Pohnka and Nisha D. Coons, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1606, Section H, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 11, Pages 21-22 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Robert Lee Hamilton and wife, Elizabeth A. Hamilton, in favor of Bailey Mortgage Company, dated October 20, 1976, and recorded in Trust Deed Book 205, Page 319 in the office of the Chancery Clerk of DeSoto County, Mississippi, and Grantees herein take subject to said loan. Grantors authorize the transfer of this loan from their names into Grantees' names without charge all escrow funds now held by Bailey Mortgage Company in connection with said loan.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

Possession is hereby given with delivery of this deed. Taxes for the year 1979 are to be pro-rated.

WITNESS our signatures this the 13 day of June, 1979.

Ralph Eugene Smith
RALPH EUGENE SMITH

Wanda Smith
WANDA SMITH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

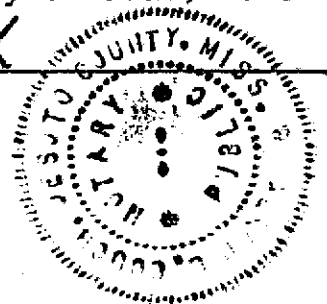
Personally appeared before me the undersigned authority in and for the jurisdiction aforesaid the within named, Ralph Eugene Smith and wife, Wanda Smith, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their voluntary act and deed for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this the 13 day of June, 1979.

Wm. B. Couch
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 8, 1983



PR STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 15 minutes P. M. 18 day of June 1979, and that the same has been recorded in Book 142 Page 222 Records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 19 day of June 1979.
Fees \$ 2.50 pd.

SEAL H. J. Ferguson CLERK